



CLASS A OFFICE

FOR LEASE



THE BEILER-CAMPBELL BUSINESS CENTER

Located just 20 miles from Philadelphia at the southwest end of the metro area and 10 miles north of Wilmington, the Beiler-Campbell Business Center provides an opportunity for your business to thrive in the dynamic economy of southeastern Pennsylvania.



BEILER-CAMPBELL REALTORS - COMMERCIAL DIVISION

BEILERCAMPBELLCOMMERCIAL.COM
CONTACT ANDY CRAWFORD AT (610) 444-7770



**The Beiler-Campbell
Business Center
I & II**

Beiler-Campbell Business Center Neighboring Tenants:

402 Bayard:

- Suite 100: Beiler-Campbell Realtors
Beiler-Campbell Commercial
- Suite 200: Ganly Vision Care
- Suite 500: Anvil Land Transfer

200 Old Forge:

- Suite 201: RJ Waters & Assocs
- Suite 202: Gobel Group
- Suite 203: Jennersville Medical at Kennett
Chesco Neurology

300 Old Forge:

- Suite 301: Dr. Harris - Headache/Aesthetics
- Suite 302: Premier Urgent Care

400 Old Forge:

- Upper Level:
 - Suite 401 – RW Group
 - Suite 402 - Chester County Chiropractic
 - Suite 403 - LabCorp
 - Suite 405 - Cyron & Company
- Lower Level:
 - Suite 404 – Yoga Secrets
Available (2,061sf +/-)
 - Suite 407 – Regional Orthopaedic Associates

500 Old Forge:

- Suite 501: Available (4,393sf +/-)
- Suite 502: Physicians Weight Control
- Suite 503: ACCC
- Suite 504: Available (2,146sf +/-)

700 Old Forge:

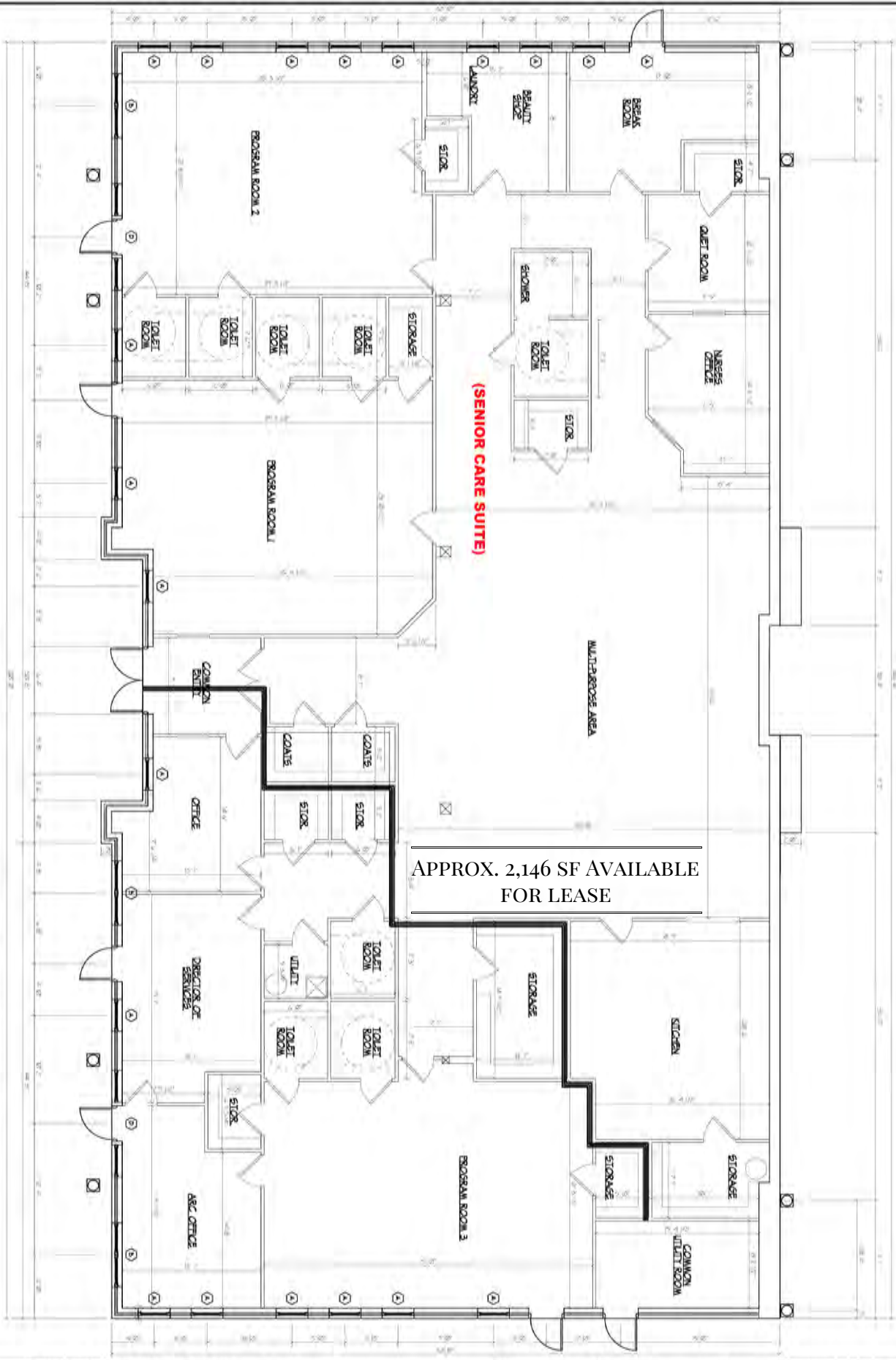
- Ducklings Early Learning Center

Pad A: 900 E Baltimore Pk – BB&T

Pad B: 902 E Baltimore Pk – We R Wireless

Pad C: 100 Old Forge Ln – WSFS Bank





(SENIOR CARE SUITE)

APPROX. 2,146 SF AVAILABLE FOR LEASE

7,500 SQ FT - 092005

PROPOSED LEASE AREA - 2,146 SQ FT (1/2 OF BUILDING) OF 7,500 SQ FT

© CEDAR KNOLL BUILDERS



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08-26-11
2	ISSUED FOR PERMIT	08-26-11
3	ISSUED FOR PERMIT	08-26-11
4	ISSUED FOR PERMIT	08-26-11
5	ISSUED FOR PERMIT	08-26-11
6	ISSUED FOR PERMIT	08-26-11
7	ISSUED FOR PERMIT	08-26-11
8	ISSUED FOR PERMIT	08-26-11
9	ISSUED FOR PERMIT	08-26-11
10	ISSUED FOR PERMIT	08-26-11

DESIGN FOR:
 CEDAR KNOLL BUILDERS
 BCC BLDG. #3, LOWER LEVEL
 ADULT CARE OF CHESTER CO.



CUSTOMER SIGNATURE: _____
 DATE: _____

CEDAR KNOLL BUILDERS
 GENERAL CONTRACTOR
 1771 LIVINGSTONE ROAD PHONE: 610-915-9771
 COCHRANVILLE, PA 19026 FAX: 610-915-6766

Demographics

Kennett Square

Demographics

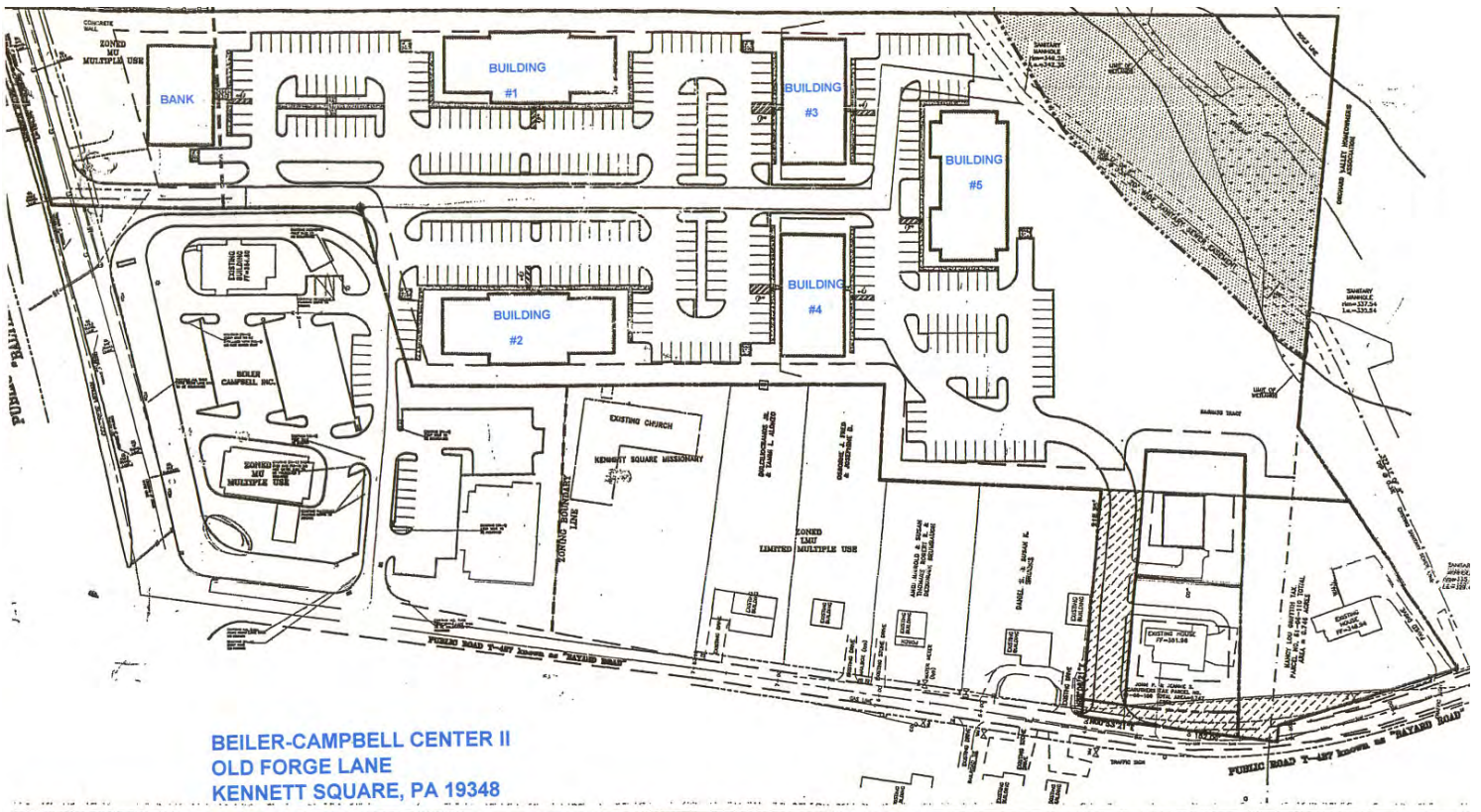
Population	1-mi.	3-mi.	5-mi.
2015 Male Population	1,714	11,929	20,938
2015 Female Population	2,055	12,208	20,559
% 2015 Male Population	45.48%	49.42%	50.46%
% 2015 Female Population	54.52%	50.58%	49.54%
2015 Total Population: Adult	3,074	18,677	31,809
2015 Total Daytime Population	5,087	27,420	44,154
2015 Total Employees	3,091	14,488	20,777
2015 Total Population: Median Age	49	44	44
2015 Total Population: Adult Median Age	56	53	52
2015 Total population: Under 5 years	154	1,231	2,061
2015 Total population: 5 to 9 years	203	1,525	2,706
2015 Total population: 10 to 14 years	223	1,675	3,041
2015 Total population: 15 to 19 years	184	1,568	2,779
2015 Total population: 20 to 24 years	132	1,187	2,124
2015 Total population: 25 to 29 years	175	1,291	2,063
2015 Total population: 30 to 34 years	164	1,162	1,879
2015 Total population: 35 to 39 years	182	1,155	1,993
2015 Total population: 40 to 44 years	252	1,547	2,805
2015 Total population: 45 to 49 years	251	1,668	3,046
2015 Total population: 50 to 54 years	279	1,878	3,426
2015 Total population: 55 to 59 years	290	1,893	3,333
2015 Total population: 60 to 64 years	210	1,654	2,815
2015 Total population: 65 to 69 years	217	1,463	2,334
2015 Total population: 70 to 74 years	152	942	1,530
2015 Total population: 75 to 79 years	181	722	1,124
2015 Total population: 80 to 84 years	192	663	1,014
2015 Total population: 85 years and over	328	913	1,424

Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	3,769	24,137	41,497
2015 Households	1,643	8,811	14,348
Population Change 2010-2015	235	799	1,022
Household Change 2010-2015	70	188	207
% Population Change 2010-2015	6.65%	3.42%	2.53%
% Household Change 2010-2015	4.45%	2.18%	1.46%
Population Change 2000-2015	831	4,419	7,458
Household Change 2000-2015	327	1,512	2,479
% Population Change 2000 to 2015	28.28%	22.41%	21.91%
% Household Change 2000 to 2015	24.85%	20.72%	20.89%
<hr/>			
Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	1,363	7,574	12,331
2015 Occupied Housing Units	1,316	7,298	11,868
2015 Owner Occupied Housing Units	907	5,473	9,266
2015 Renter Occupied Housing Units	409	1,825	2,602
2015 Vacant Housings Units	47	275	462
% 2015 Occupied Housing Units	96.55%	96.36%	96.25%
% 2015 Owner occupied housing units	68.92%	74.99%	78.08%
% 2015 Renter occupied housing units	31.08%	25.01%	21.92%
% 2000 Vacant housing units	3.45%	3.63%	3.75%
<hr/>			
Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	1,363	7,574	12,331
2015 Occupied Housing Units	1,316	7,298	11,868
2015 Owner Occupied Housing Units	907	5,473	9,266
2015 Renter Occupied Housing Units	409	1,825	2,602
2015 Vacant Housings Units	47	275	462
% 2015 Occupied Housing Units	96.55%	96.36%	96.25%
% 2015 Owner occupied housing units	68.92%	74.99%	78.08%
% 2015 Renter occupied housing units	31.08%	25.01%	21.92%
% 2000 Vacant housing units	3.45%	3.63%	3.75%

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	1,363	7,574	12,331
2015 Occupied Housing Units	1,316	7,298	11,868
2015 Owner Occupied Housing Units	907	5,473	9,266
2015 Renter Occupied Housing Units	409	1,825	2,602
2015 Vacant Housings Units	47	275	462
% 2015 Occupied Housing Units	96.55%	96.36%	96.25%
% 2015 Owner occupied housing units	68.92%	74.99%	78.08%
% 2015 Renter occupied housing units	31.08%	25.01%	21.92%
% 2000 Vacant housing units	3.45%	3.63%	3.75%

SITE MAP

Beiler-Campbell Business Center





Andy Crawford



Andy Crawford is the Commercial Division Manager. He joined the Beiler-Campbell team in 2003. His career history with a large corporation serving locations on a national level have provided him with an in-depth knowledge of commercial real estate. He is a licensed Commercial REALTOR in both Pennsylvania, Maryland and Delaware.

Maintaining a current market expertise and an in-depth understanding of the unique needs of many industry segments in the local region is top priority. Andy prefers to take a proactive approach to understanding the rapidly changing business environment of the local communities. Because of this, his understanding of these trends enables him to offer business owners a consultative approach to our real estate services, helping businesses adapt and thrive.

EDUCATION:

St. Joseph's University, Philadelphia, PA

MEMBERSHIPS:

Chester County Commercial Industrial Investment Council (CII Council)

The Chester County Commercial Industrial Investment Council (CII Council) is a membership organization for professionals involved in commercial and industrial real estate in Chester County, Pennsylvania. The group is not-for-profit and works closely with the Chester County Economic Development Council.

Suburban West Realtors Association – Commercial Chapter

The Commercial Chapter of Suburban West REALTORS® Association unites REALTOR® members who are actively engaged in the listing, selling, leasing and appraising of commercial real estate. Through the Chapter we provide you, the real estate licensee engaged in commercial real estate, unique benefits and services to enhance your business.

Commercial/Investment Marketing Exchange

The Exchange fosters a burgeoning community that provides distinct networking opportunities within the Commercial Real Estate realm in the Greater Delaware Valley and beyond.